



Fitzwilliam Road | | Cambridge | CB2 8BN

£1,800 Per Month

COOKE
CURTIS
& CO

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A well-presented two-bedroom second-floor apartment with a south-facing private balcony, forming part of a modern development on Fitzwilliam Road. Ideally positioned in a highly convenient area of Cambridge, the property offers well-arranged accommodation within easy walking and cycling distance of the city centre, Cambridge railway station and the amenities of south Cambridge.

- 59 sqm / 639 sqft
- Council tax band - D
- Gas central heating
- Unfurnished
- 2 bed, 1 bath, 1 recep
- EPC - B/82
- Underground allocated car parking
- Available August 2026

The property is entered via a central hallway, leading through to the spacious open-plan kitchen, dining and living area. Extending to almost 25 feet in length, this is a bright and versatile space with plenty of room for both comfortable seating and a dining area. Glazed doors open directly onto the south-facing balcony, allowing plenty of natural light into the room and providing an enjoyable outdoor space during the warmer months.

The kitchen is positioned to one end of the room and is well equipped with a fridge/freezer and washing machine. The open-plan arrangement allows the remainder of the





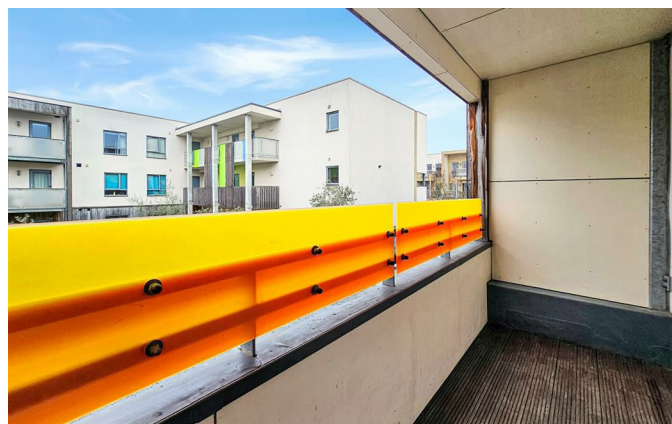
space to work comfortably for both dining and everyday living.

Both bedrooms are positioned off the hallway, providing good separation from the main living space. The principal bedroom is a generous double with ample space for wardrobes and additional furniture. The second bedroom is also a practical room, suitable as a second bedroom, guest room or home office. A family bathroom is conveniently located off the hallway.

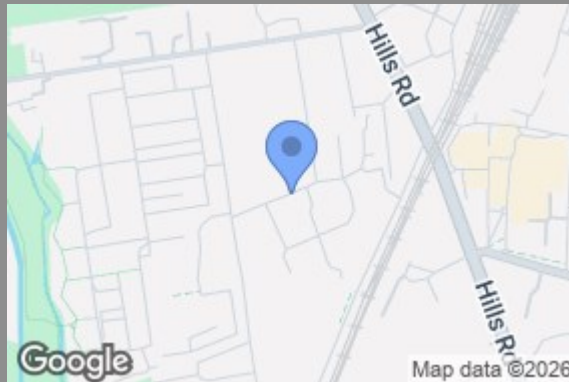
Outside, the south-facing private balcony is accessed directly from the living area and provides a pleasant spot to enjoy the sun, with space for outdoor seating or container planting.

Available 24th August 2026. Leasehold restricts pets in the block.

Fitzwilliam Road is located just south of Cambridge city centre, within easy reach of Cambridge railway station, the Botanic Garden and the wide selection of shops, cafés and restaurants along Hills Road. The location is particularly convenient for those working in the city centre or at the Cambridge Biomedical Campus, as well as commuters requiring regular rail links to London.

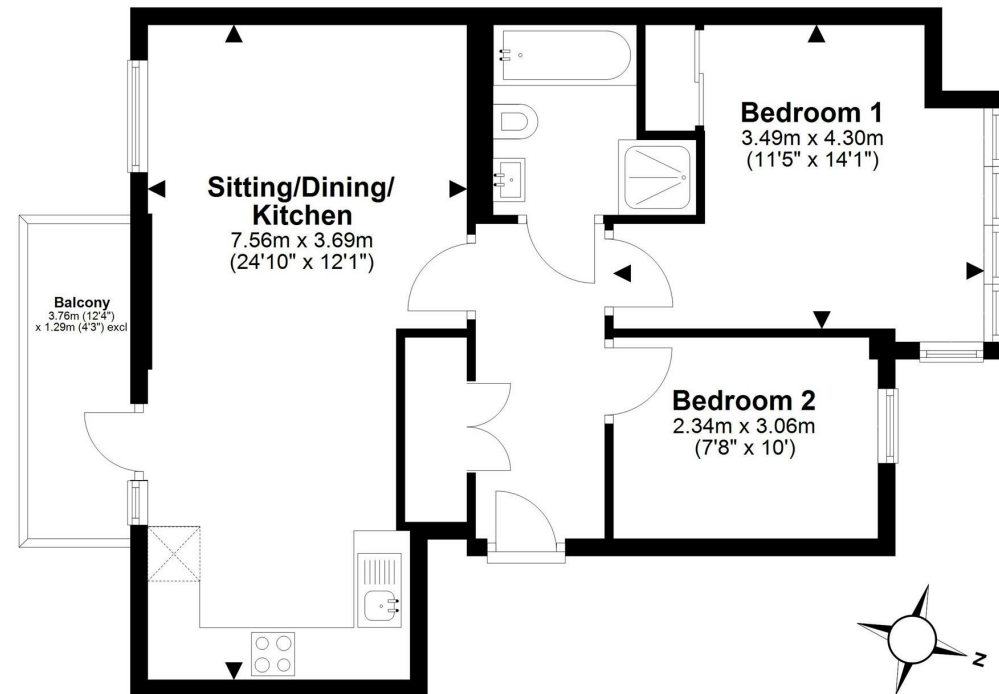






Second Floor

Approx. 59.0 sq. metres (635.3 sq. feet)



Total area: approx. 59.0 sq. metres (635.3 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2

Plan produced using PlanUp.

Council Tax Band **D** EPC Rating **B**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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